
Julian Community Plan

San Diego County General Plan

Adopted
December 16, 1976
GPA 76-03

August 2011

Chapter 1 – Julian Community Plan	
Statement of Intent.....	1
Introduction.....	3
Chapter 2 – The Plan	
Environmental Management.....	7
Conservation.....	11
Open Space.....	20
Public Safety, Facilities, and Services.....	24
Mobility.....	27
Community Development.....	31
Land Use.....	33
Housing.....	35
Public Facilities.....	36
Chapter 3 – Julian Historic District.....	46
Policy Code Explanation.....	51

CERTIFICATE OF ADOPTION

I hereby certify that this Plan, consisting of text and exhibits, is the Julian Community Plan and is a part of the San Diego County General Plan, and that it was considered by the San Diego County Planning Commission during nine hearings that occurred from November 6, 2009 through the 20th day of August 2010, and adopted by the San Diego County Board of Supervisors on the 3rd day of August 2011.

Attest: _____
ERIC GIBSON, Director
Department of Planning and Land Use

TABLE OF CONTENTS
JULIAN COMMUNITY PLAN

	<u>PAGE</u>
CHAPTER 1 - JULIAN COMMUNITY PLAN	
STATEMENT OF INTENT	1
INTRODUCTION.....	2
CHAPTER 2 - THE PLAN	
ENVIRONMENTAL MANAGEMENT	7
CONSERVATION.....	11
OPEN SPACE	20
PUBLIC SAFETY, FACILITIES AND SERVICES	24
MOBILITY	27
COMMUNITY DEVELOPMENT	31
LAND USE	33
HOUSING	35
PUBLIC FACILITIES	36
CHAPTER 3 - JULIAN HISTORIC DISTRICT.....	46
POLICY CODE EXPLANATION	51
 <u>FIGURES</u>	
1— JULIAN COMMUNITY PLANNING AREA.....	2
2— JULIAN CONTEXT MAP.....	5
3— JULIAN RURAL VILLAGE BOUNDARY	9
4— JULIAN RESOURCE CONSERVATION AREAS	13
5— JULIAN COMMUNITY PLAN AREA OPEN SPACE MAP	21
6— JULIAN COMMUNITY PLAN AREA PUBLIC FACILITIES MAP	37
7— JULIAN HISTORIC DISTRICTS AND HISTORIC RESOURCES	47

This page intentionally left blank

CHAPTER 1

JULIAN COMMUNITY PLAN

STATEMENT OF INTENT

A goal is a purpose or ultimate end towards which effort is directed. It represents a value to be sought which is general and timeless.

A policy is a principle that guides the allocation of County resources towards prescribed outcomes consistent with the goals.

The goals that follow reflect a thoughtful analysis of the Julian area and are a statement by the citizens and the Board of Supervisors as to the kind of total living environment that should be achieved. These goals are not a plan, they are not regulations, nor do they substitute for detailed study of current problems. They are intended to give direction to detailed planning studies that will result in definitive methods, programs, and recommendations for reaching these goals to the greatest extent possible.

It is recognized that legal and economic limitations that presently exist may hinder the complete attainment of these goals. The fact that the goals may not be completely achieved should in no way hinder every effort to achieve them to the greatest extent possible.

There are seven elements of the General Plan: Land Use, Housing, Mobility, Safety, Conservation and Open Space (combined) and Noise. These subject areas provide the basic structure by which this community plan is organized.

The purpose of addressing these elements within this plan is to ensure that the goals and policies formulated by the Community will be compatible with those found in the General Plan, or, if conflicts exist, they can be readily identified and reconciled. In addition, some policies found in the General Plan elements can be more relevant for one community than for others, and further elaboration or refinement may be appropriate in one case while in another the existing policies might be adequate.

The policies contained in this community plan should be regarded as application of broad General Plan policies that are designed to fit the specific or unique circumstances existing in the individual communities. Where the existing element adequately addresses an individual community's situation, the subject area may be omitted or a notation to reference the element may be included so that the adopted goals and policies relating to the subject area may be taken into account.

INTRODUCTION

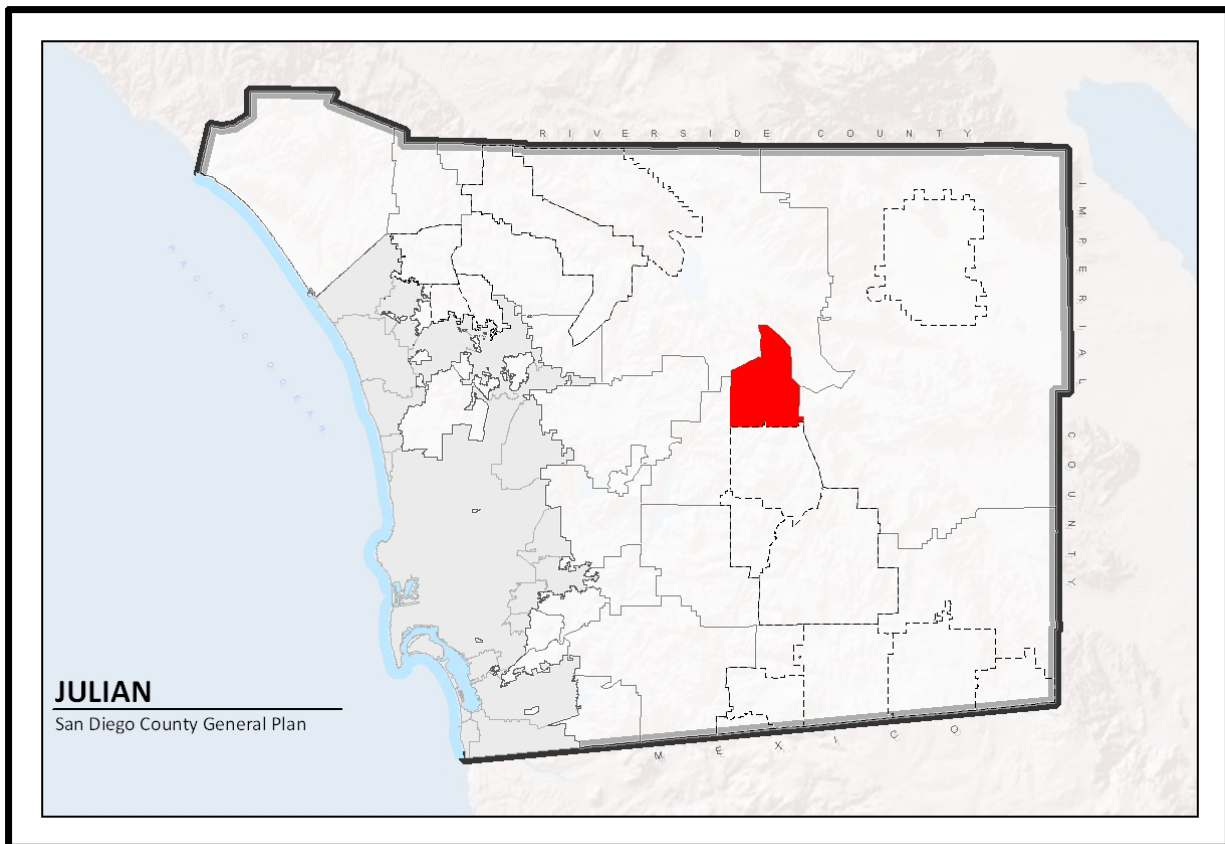


Figure 1: Julian Community Planning Area

The Julian Community Plan Area (CPA) is located between Volcan Mountain and the Cuyamaca Mountains. State Highway 78/79 serves as Julian's Main Street and a principle travel route to the desert from metropolitan San Diego, which lies 60 miles to the west. (Refer to Figure 2 on page 5) The Native American Kumeyaay tribe, the first inhabitants, lived in small, seasonal villages scattered throughout the area. Being Nomadic, they traveled between the desert and coastal areas depending on the seasons. The discovery of gold in late 1860s brought gold-rush fame to these mountains and settlers to the newly-created town of Julian. In 1870, Julian's population was 300 with nearly 1500 people living in the Julian Mining District. However, the rush was short-lived and most of the mines closed during the 1880s. The population of Julian dropped to 100. Although several brief periods of mining revived interest in gold exploration, overall, mining had become too expensive to remain the mainstay of Julian's economy. Mining activities gave way to a variety of business efforts, such as brick-making, lumbering, orchard agriculture, and grazing. It was also at this time that visitors were drawn to the area by its beauty and Julian became known as a resort as well as a gold-rush town.

The aura of gold-rush days has dimmed. Nevertheless, Julian continues to remind visitors of its colorful past by preserving the architectural authenticity of the area's early years of settlement. Today, this area is known as the Julian Historical District. A thriving commercial base is provided by the sale of apples, apple products and gifts and souvenirs. Recently, facilities for overnight and weekend guests have been expanded and now make it possible to have an extended visit in the area. Camping in the surrounding mountains is also popular. Tourism, in its many forms, now provides a flourishing economic base for the Julian area and appears it will sustain the area for some time to come.

The Planning Area will continue to maintain a rural lifestyle outside the Historic District. As a small rural community, Julian has been defined by its agriculturally based cattle grazing and fruit growing. Large ranches delineate expanses of grazing land; smaller ranches often support orchards or wineries. Development pressure to change this scene is minimal. Consequently, the natural charm of the area will remain virtually unchanged. The 2010 SANDAG estimates for population and housing in the Julian Community Planning Area identify a population of 3,018 with a total of 1,710 housing units¹. Julian has several distinct residential districts interspersed with single family houses on large acreages.

Due to its elevation and mountainous topography, Julian is somewhat isolated from the rest of San Diego County. People from the neighboring communities of Santa Ysabel, Cuyamaca, Warner Springs, Mesa Grande, Banner, and Shelter Valley use the community facilities and share in the endeavors of agriculture, tourism, and public events. Julian relies on larger neighboring communities for major services and products. Due to minimal public transportation, the community of Julian depends primarily on private automobiles and the use of highways 78 and 79 to access outside areas. At approximately 4200 feet of elevation, Julian enjoys all four distinct seasons and is a tourist destination to see the spring greenery and flowers, to hike and camp in the cooler summer air, to witness fall colors, and to play in the winter snow.

The areas diverse biology supports a multitude of wildlife in pine-oak forest, chaparral covered hills, and grassy meadows. Julian can be calm and it can also be buffeted with high winds from both the east and west. Temperature can be over 100 degrees and can fall below 10 degrees, annual rain (including snow) ranges from 15 to 50 inches. In spite of possible extremes, most of the time, the weather is delightful.

The community is served by three school districts (Julian Elementary, Julian High School, and Spencer Valley), which are supplemented by the Eagle Peak Charter School and the Ray Redding Continuation School. There is a post office, county public library, town hall, museum, Women's Club, Triangle Club, Lion's Club, American Legion Post, and a public cemetery. Recreational needs are addressed at several regional and community parks, including church camps, YMCA, Boy Scout and Girls Scout camps, Camp Fire Girls, and private campgrounds open to the public. Churches in the area include a Catholic Church, Methodist church, Mormon Church, and other non-denominational churches. Also nearby are two Catholic Missions in Santa Ysabel and Warner Springs.

The public sewer system is limited to the town site of Julian and the remainder of the community uses on-site septic systems to dispose of waste. The town site of Julian and several outlying residential areas are served by water districts whose supply is dependent on wells. The remainder of the residents rely on private wells and pipe systems. Well recharge is dependent on seasonal rain and snow fall.

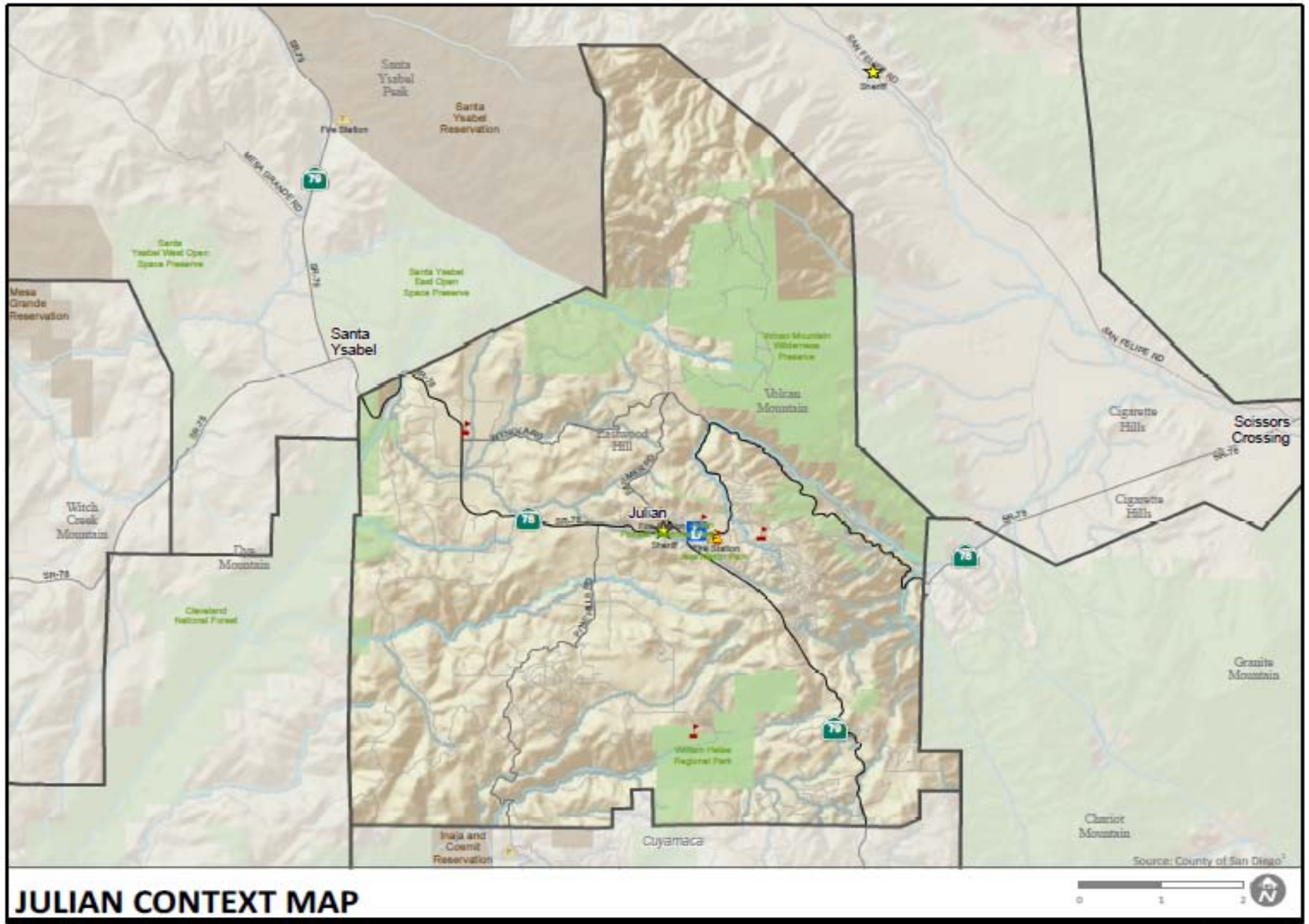
Annual and multi-year draught combined with seasonal Santa Ana winds, creates severe fire hazards in the Julian area and there is a possibility of seismic damage occurring because of the proximity to the Elsinore earthquake fault. Julian is fortunate to have several agencies available to deal with emergencies and catastrophes, among them: A County Sheriff substation, Highway Patrol office, an ambulance service, CAL FIRE station, volunteer fire station, several US Forest Service stations, Caltrans and county road stations and a health clinic. Hospital care and trauma centers are accessed by ambulance and life flight services. Julian is a part of the Palomar/Pomerado Hospital District, which is approximately one hour distant by car.

¹ SANDAG Profile Warehouse — <http://profilewarehouse.sandag.org/profiles/est/cocpa1922est.pdf>, August 2010

Julian's large commercial cattle ranches and fruit orchards are gradually being replaced. The trend towards cottage industries, home based internet businesses, bed and breakfast establishments and small wineries are some of the endeavors. For the most part, the businesses in town are geared for the tourist trade and a substantial number of people in the community commute to larger areas for work. The overall community is made up of retirees, people who live and work in the community, people who live and commute to work and part-time residents. Rapid population growth is not expected to be an issue

COMMUNITY VISION

Planning for a balanced community and a healthy environment for all forms of life.



This page intentionally left blank

CHAPTER 2

THE PLAN

The Julian Rural Village Boundary is shown on Figure 3 on page 9.

ENVIRONMENTAL MANAGEMENT

GENERAL GOAL

ENCOURAGE A CONTINUING RURAL ATMOSPHERE BY PLANNING FOR A BALANCED ECOLOGICAL COMMUNITY AND A HEALTHY ENVIRONMENT FOR ALL FORMS OF LIFE.

POLICIES AND RECOMMENDATIONS

1. Minimize negative impacts of development on the community and on the natural resources of the area. (GEN)
2. Encourage property owners to avail themselves of legislation and private means to retain natural resources and open space. Included could be agricultural preserves, open space easements, habitat preserves, land trusts, and scenic easements. (GEN)
3. Promote maintenance, preservation and management of forested areas. Encourage vegetation management and planting of young trees. Project Planning review shall attempt to protect forested areas during project review. (PP)
4. Require grading to be designed to protect the natural terrain and minimize visual impacts. (PP)
5. Encourage the design of fuel breaks, shaded when possible, to follow natural contours, wherever possible.
6. Encourage local input to all environmental impact reports. (GEN)
7. Encourage preservation of areas with rare, unique or endangered wildlife and plants, and archaeological sites of historic, scientific and educational value. (PP)
8. Encourage strict enforcement of regulations governing the use of off-road vehicles. New subdivisions should consider the potential impacts produced by off-road vehicles. (PP)
9. Discourage noise, lighting, and signs that detract from and are not consistent with the historic and rural atmosphere. The project planning_process shall consider these potential impacts during project review. (PP)
10. Discourage off-premise advertising and signs that detract and are not consistent with the historic and rural atmosphere. Visual impacts shall be reviewed during the project planning process. (PP)
11. Encourage the conservation of natural resources and recycling of all reusable products. Potential impacts in these areas of concern should be reviewed in the project planning process. (PP)
12. Encourage the preservation of the historical character of the region. (PP)

13. Encourage the retention of natural stream channels and farm ponds. Encourage only those uses compatible with potential flooding such as agriculture, parks, and recreation, riding and hiking trails, and other open space activities in floodplain areas. (PP)
14. Promote those recreational activities and encourage those transportation means that conserve resources and minimize pollution. (PP)
15. Encourage the locating and preserving of historic buildings and sites. (PP)

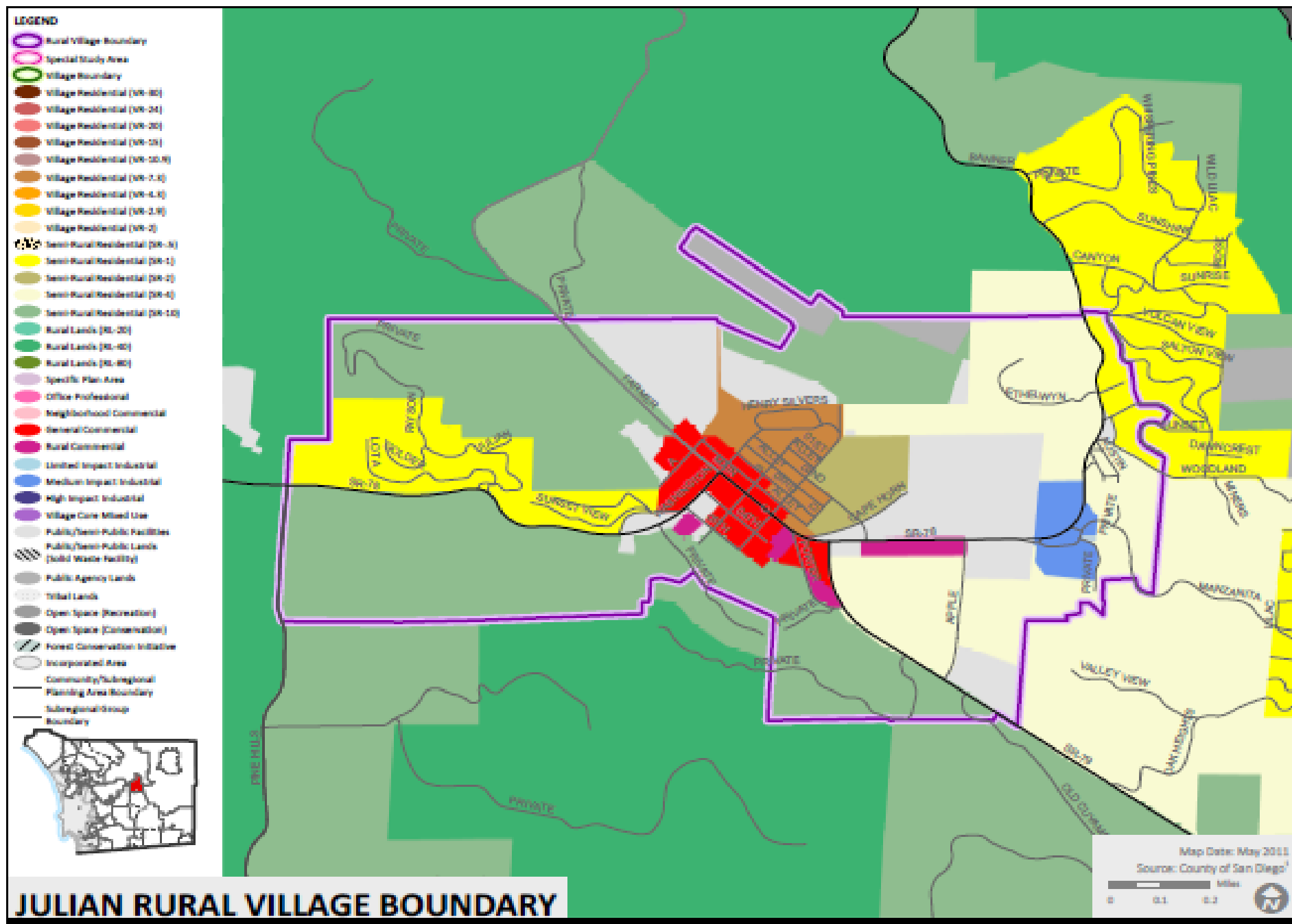


Figure 3

This page intentionally left blank

CONSERVATION

GENERAL GOAL

ENSURE THAT THERE IS CAREFUL MANAGEMENT OF ENVIRONMENTAL RESOURCES IN THE AREA IN ORDER TO PREVENT WASTEFUL EXPLOITATION OR DEGRADATION OF THOSE RESOURCES AND TO MAINTAIN THEM FOR FUTURE NEEDS.

FINDINGS

Conservation may be defined as the planned management, preparation, and wise utilization of natural resources. Because of the local significance of these resources within the planning area, conservation is the main thrust of the Julian Community Plan.

Julian possesses landforms of great scenic beauty which, in their natural state, provide habitat for a rich variety of plants and animals.

POLICIES AND RECOMMENDATIONS:

Recommend a Resource Conservation Area (RCA) be created for the south facing- to - west facing slopes of that portion of Volcan Mountain in the Plan Area. A description of the area's resources follows. (PP)

VOLCAN MOUNTAIN RESOURCE CONSERVATION AREA

Volcan Mountain, which is located in the northeast corner of the Plan Area, rises 1,000 feet above the Rural Village of Julian. (Refer to Figure 4 on page 13) The base of the mountain is bordered by Banner Creek, which flows south-eastward into Banner Canyon. Tall oaks, sycamores and poplars, and a lush riparian habitat line the seasonal stream. The steeply ascending canyon slopes are covered with thick stands of chaparral interspersed with grasslands that give way to a ridge-top woodland of Incense Cedar, pines, firs and oaks, and mountain meadows.

The lower, more easterly slopes support a desert-transition community of chaparral. The path of the Elsinore Fault crosses the southern base of the mountain generally following the course of Banner Canyon and Banner Creek.

Protection of the well-developed riparian habitat, the steep and highly erodible slopes and the canyon walls through which the Fault passes is urged. Likewise the majestic beauty of the mixed evergreen forest, which is comprised of unusually large specimens, should be conserved. Sightings have been reported of the rarely seen Round-Leaved Boykinia (*Boykinia rotundifolia* Parry), the Golden Fairy Lantern Lily (*Calochortus amabilis* Purdy), and the endemic Humboldt Lily (*Lillium humboldtill* var. *Bloomerianum*) and indicate the potential of a rich botanical presence.

The diversity of plant communities on Volcan Mountain provides foraging and nesting habitat to over 100 species of birds ranging from ducks and geese, to the sensitive ever-present juncos, chickadees, and nuthatches. Over the grasslands golden eagles, kestrels and kites have been observed. The desert scrub and mesquite provide habitat for the cactus wren, the burrowing owl and the phainopepla. Habitat protection is essential to assure the continued presence of such a variety of birds.

Volcan Mountain's great size (20 square miles) dominates the Julian area. It can be seen from almost any vantage point in the community. Its peaceful, silent beauty derives from the interplay of constantly changing shades of green produced by the

component woodland and chaparral species growing on the steep slopes. Views from the mountain top are equally breathtaking. On clear days, broad vistas of the desert and the ocean unfold before the viewer. Volcan Mountain is held in very special regard by the Julian community as an area of exceptional beauty and an area worthy of preservation for the benefit of generations to come.

For at least 1,000 years, Kumeyaay Indians occupied Volcan Mountain. Permanent and summer villages were strategically placed in canyons associated with Banner Canyon, Santa Ysabel Creek, and Dan Price Creek. Specialized food processing, religious observance, and hunting sites were located on ridge lines, terraces, and mesas, such as Simmons and Ferguson Flat.

Historically, mining, ranching, and lumber activity occurred in the Banner Creek and Volcan Mountain area. Mine shafts, ore crushers and home sites remain as archaeological ruins and features. These and other landmarks have high historic and archaeological value.

POLICIES AND RECOMMENDATIONS

1. Historic and prehistoric archaeological sites located within Volcan RCAs shall be evaluated for Historic Landmark Status under Ordinance 7105 and, if qualified, shall be designated and rezoned in accordance with Section 5700 of the Zoning Ordinance. (PP)
2. Unique archaeological resources, as defined in the County of San Diego Guidelines for Determining Significance: Cultural Resources and Archaeological Historic Resources located within Volcan RCAs shall be preserved in protective open space easements and may be capped with topsoil where threatened by vandalism and recorded at the Regional Office of the State Historic Preservation Office. (PP)
3. Sensitive biological resources, including habitat and declining plant and animal species, shall be protected by open space easements, buffers, and the use of "D" Designators in accordance with the County's Resources Protection Ordinance. (PP)
4. Because of the high aesthetic quality of Volcan Mountain and the special regard in which it is held, development must be sensitively designed to alter as little of the Mountain's façade as possible. All cuts and fills shall be minimized to the extent possible, no reflective roofing material shall be allowed. All lighting shall be shielded and shall not extend above the horizontal nor be directly visible from the surrounding properties. (PP)

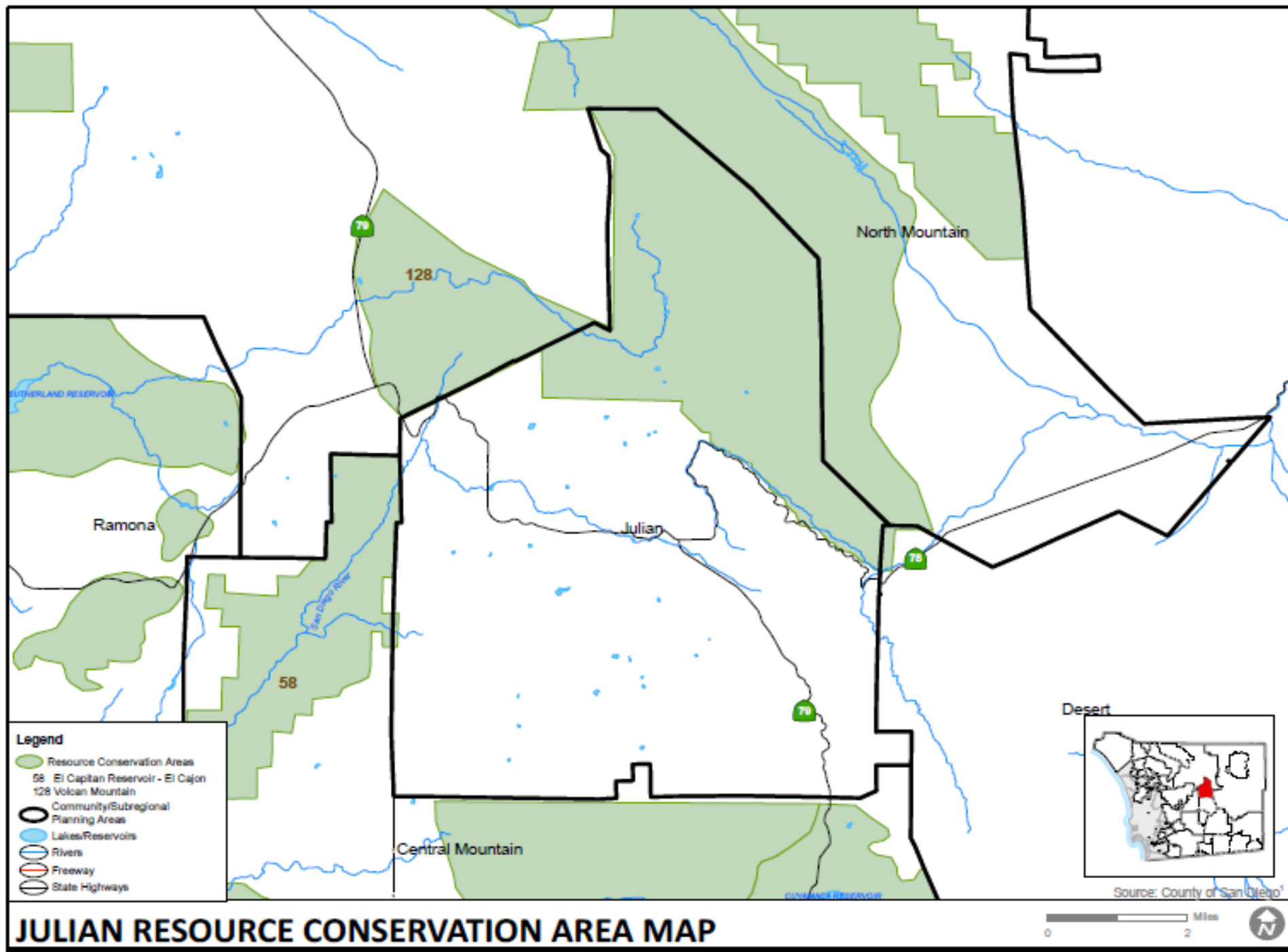


Figure 4

This page intentionally left blank

WATER GOAL

ENSURE THAT ADEQUATE WATER SUPPLIES WILL BE AVAILABLE FOR THE LAND USES ESTABLISHED BY THIS COMMUNITY PLAN.

Water is the single most limiting natural resource for the future well-being of the people of Julian. Residents rely solely on groundwater and local wells for their water supply. This groundwater availability is limited due to the presence of granitic rock over most of the planning area. If overdrafting (mining) of water takes place over too long a period in excess of recharge, groundwater will either physically disappear or become too expensive to pump. San Diego County studies indicate that many areas are not overdrawing their aquifers.

The number of existing legal lots in some portions of the planning area, if developed, could exceed the long term groundwater availability in those locations. If this occurs, transfer of water will be necessary. For these reasons, responsible land use decision-making in the Julian area will require groundwater analysis prior to any major new development.

It is possible to generalize on the ability of various-sized lots to meet the long-term groundwater requirements of an average single-family house. This generalization is called "relative safety rating". Relative safety ratings are based on the reserve capacity of groundwater in storage needed to sustain a single-family house during a 15 year drought; and the time required to recharge the groundwater system prior to a second 15 year drought.

The average level lot size that generally can be considered "safe" in Julian is five acres. Safe is defined as 45 or more years reserve capacity. The lot can sustain a third 15 year drought without a period of wet years to recharge the groundwater systems. However, under some conditions, smaller lots could be "safe" since the average annual groundwater recharge rate is approximately the same as average consumption use by a single family.

Based on this analysis, about 5,280 homes can be accommodated yielding an ultimate population ceiling of approximately 14,250 residents. If additional water sources are identified at a later date, these figures would require revision. These are average statistics, indicating that theoretically there is adequate groundwater in the planning area to support 14,250 people. But the Julian population is concentrated in a few neighborhoods rather than dispersed evenly across the community. Therefore, some areas with parcels larger than eight acres will be necessary to supply a population of 14,250 people. Transfer of water within the planning area does not imply importation of water, which does not appear to be feasible.

While the Julian Rural Village is served by a modern sewer plant, on-site sewage disposal utilizing septic tanks is generally an effective means of filtering pollutants out of effluent re-entering the groundwater system. If septic tanks proliferate and failures become common, groundwater could become contaminated.

FINDINGS

Domestic water supplies in the Julian Planning Area are derived solely from groundwater, and groundwater in the Julian area is a limited resource.

The overall residential density in the Julian Community Plan Land Use section could accommodate one dwelling unit per five acres based upon estimated groundwater

availability.

POLICIES AND RECOMMENDATION

1. Groundwater levels should be monitored in the public water system in the planning area. (DPW)
2. Cumulative effects of new development should be carefully evaluated. (DPW)
3. Groundwater recharge activities should be increased by retaining and building agricultural ponds and other water bodies to increase infiltration. (GEN)
4. Impact analysis of installation of new sewage treatment plants or significant expansion of service should address potential loss of groundwater recharge resulting from conversion of septic tanks. (PP, DPW)
5. Water districts, companies, and similar entities should be encouraged to coordinate and cooperate. (GEN)
6. Water districts should develop short and long range plans. (GEN)

VEGETATION AND WILDLIFE GOAL

PREVENT THE UNNECESSARY ALTERATION OF THE NATURAL LANDSCAPE AND WILDLIFE HABITAT WITHIN THE PLAN AREA.

FINDINGS

Of the eight plant communities discussed in the Julian Basic Data Report, four of them represent significant natural resources – meadows, woodland, woodland-grass and forest.

Meadows are uncommon habitat types in arid San Diego County and may support rare and endangered plants. The planning area contains 609 acres of meadows, most of which are used for agriculture.

Limited data exist on the status of wildlife.

Officially recognized rare or endangered species of flora and fauna are known to exist in the planning area.

At least eighteen species of wildlife in the planning area are known to have depleted or declining populations.

Mule deer and mountain lions exist in the Julian area.

Several species of pine beetles have caused varying amounts of damage to native pine trees; these species could cause sporadic damage to forest.

Golden Spotted Oak Borers have infested local oaks and have caused varying amounts of damage. Research is needed into the threat and management of this new pest.

Residential development potentially decreases native wildlife, with some exceptions.

The Julian Community Planning Area contains several unique natural habitats of regional significance, including meadows, forested areas, and riparian woodland habitats, some of which support rare and endangered plant species. The diversity and uniqueness of the habitats result in part from the community's location at the transition between two very different climatic and topographic environments. The Banner Grade area in particular exhibits varied changes in vegetable cover making this a valuable area

for study of changing faunal populations. This area has a significant and diverse population of wildlife. If habitat areas are disturbed, significant alterations in animal populations may result.

Failure to manage vegetation on public and private lands increases fire hazard and has potential for long term damage to forest and woodlands.

POLICIES AND RECOMMENDATIONS

1. Indiscriminate grading and removal of natural vegetation should be minimized. Cumulative effects of habitat disturbance are especially significant and should be addressed during evaluation of environmental impacts of discretionary proposals. (PP)
2. Recommend that owners of public and private lands manage vegetation to decrease fire hazard. (PA)

ARCHAEOLOGY AND HISTORY GOAL

PRESERVE AND ENHANCE EXISTING ARCHAEOLOGICAL RESOURCES AND PROVIDE ADEQUATE PROTECTION FOR THOSE SITES THAT ARE, AS YET, UNDISCOVERED.

FINDINGS

Julian has a long history of human habitation from Native American times through the nineteenth-century gold rush to the present. Native Americans lived throughout the planning area when early Spanish and Mexican explorers passed through. Due to the nature of early Native American technology, certain areas within the Julian Community (particularly those on high ground near running water and oak groves) have a high potential for significant archaeological sites.

Mining days in Julian are an integral part of nineteenth-century California history. The Julian Rural Village was laid out in the 1870s to house miners, and an architectural style evolved from the early buildings and many original buildings remain in use today.

The Julian area was previously occupied by the Kumeyaay or Diegueno people, until displaced during the 19th century by Europeans.

The Kumeyaay lived in fixed villages by seasons, but traveled to special resource camps during the year.

Riparian and southern oak woodland plant communities served as rich food resource areas and centers for habitation. Rock outcrops in or around oak woodland areas were frequently used as grinding sites.

Heise Park was found to contain several temporary camps and milling stations.

The site of the previous Girl Scout Camp, Camp Winaka, apparently contains an historical Kumeyaay Village site.

Known archaeological sites and areas of high potential for archaeological sites have been identified within the planning area.

Julian contains an extensive and well-preserved history dating back over one hundred years.

Many buildings remain standing in Julian from the mining days and should be preserved.

The Julian Rural Village is a County Historic District and was officially registered as a California Historical Landmark #412 on November 15, 1942. However, it is not yet listed on the National Register.

POLICIES AND RECOMMENDATIONS

Location of known sites of archaeological significance should be delineated as Archaeological Resource Conservation Areas. Wherever an environmental analysis is required, archaeological surveys within these conservation areas would aid in protection of the archaeological history of previous cultures. (PA)

MINERALS GOAL

ENCOURAGE THE JUDICIOUS USE OF MINERAL RESOURCES WITHIN THE JULIAN PLAN AREA.

FINDINGS

Gold is the primary valuable mineral known to exist in the planning area and its presence was a major factor influencing community development. A nickel deposit has been located in one mine. Usable building materials are scarce. Rock, sand, and gravel deposits are small and scattered, but Julian schist might be used as a decorative stone.

POLICY AND RECOMMENDATIONS

The Bureau of Land Management is encouraged to retain its lands where mineral deposits or mining claims occur. (GEN)

FOREST CONSERVATION GOAL

NEW DEVELOPMENTS SHALL BE DESIGNED SO AS TO PROTECT TIMBER RESOURCES TO THE MAXIMUM EXTENT POSSIBLE.

FINDINGS

Forest resources in Julian are of value primarily for aesthetics and for firewood. Large scale logging does not occur.

POLICIES AND RECOMMENDATIONS

1. Forest resources should be protected through project planning review (GEN, PP)
2. Selective cutting, regeneration and fuel management should be encouraged for reasons of aesthetics, wildlife management, fire protection, and good forestry practices. (PP)

NOISE GOAL

ENCOURAGE NOISE REDUCTION TO PRESERVE THE QUIET RURAL ENVIRONMENT OF THE PLAN AREA; SUPPORT REGULATORY MITIGATION OF NOISE IMPACTS ALONG THE MAIN THOROUGHFARES, HIGHWAYS 78 AND 79.

FINDINGS

Every person is entitled to an environment in which noise is not detrimental to one's life, health, or enjoyment of property. The peace and quiet that Julian residents and visitors enjoy is an asset to our community. The management of sound is a concern in Julian; the altitude and irregular open topography allows sound to carry extensive distances. The sources of noise are varied and primarily include traffic, aircraft, public and private gatherings, animals, agricultural and construction activities. The ambient sound level is higher in certain areas, particularly on holidays and weekends, because of permitted special activities that support tourism and the local economy.

POLICIES AND RECOMMENDATIONS

Specific or generalized impacts of mitigating measures are adequately addressed in the County Noise Element and environmental impact reports on proposed projects. (GEN, PP)

AIR QUALITY GOAL

DISCOURAGE THE LOCAL PRODUCTION OF AIR-POLLUTING EMISSIONS IN THE PLAN AREA.

FINDINGS

Julian is a rural community with a small population dispersed over a wide area. As such, it is probably one of the communities within the County least affected by regional air quality problems. Julian's air quality is largely determined by emission sources in the surrounding areas, especially to the west. To a lesser extent this air quality is affected by weekend tourist traffic. The contribution of local resident activities is probably only a minor factor by comparison.

Most of the factors which determine Julian's air quality are not within the community's power to influence. Nevertheless, there are things the community can do in the future to improve both the local and regional air quality situations.

POLICIES AND RECOMMENDATIONS

1. Land uses should be integrated to allow residents ready access to a variety of small scale commercial activities. (DPLU)
2. Group transportation should be encouraged, where economically feasible. (PP)
3. Prescribed burning of brush in rural communities, such as Julian, should be accommodated, despite negative impacts on air quality in order to reduce fire hazard. (GEN)

OPEN SPACE

The Open Space section identifies and describes the open space uses in the Julian community and contains policies to protect these open spaces. It is intended that the policies contained herein will more specifically detail the open space uses and policies pertaining to the Julian CPA. (See the Julian Community Plan Open Space Map in Figure 5 on page 21)

Categories of Open Space

Open space can be defined as any parcel or area of land or water that is unimproved and devoted to any open-space use which includes the preservation of natural resources, managed production of resources, outdoor recreation, agriculture including grazing, or the protection of public health and safety. The term open space is not synonymous with open space easement.

The following categories of open space provide the basic framework by which open space preservation might be implemented. This section incorporates existing park and recreational development in the Julian area, identifies environmental features, analyzes their significance and specifies areas suitable for open space protection.

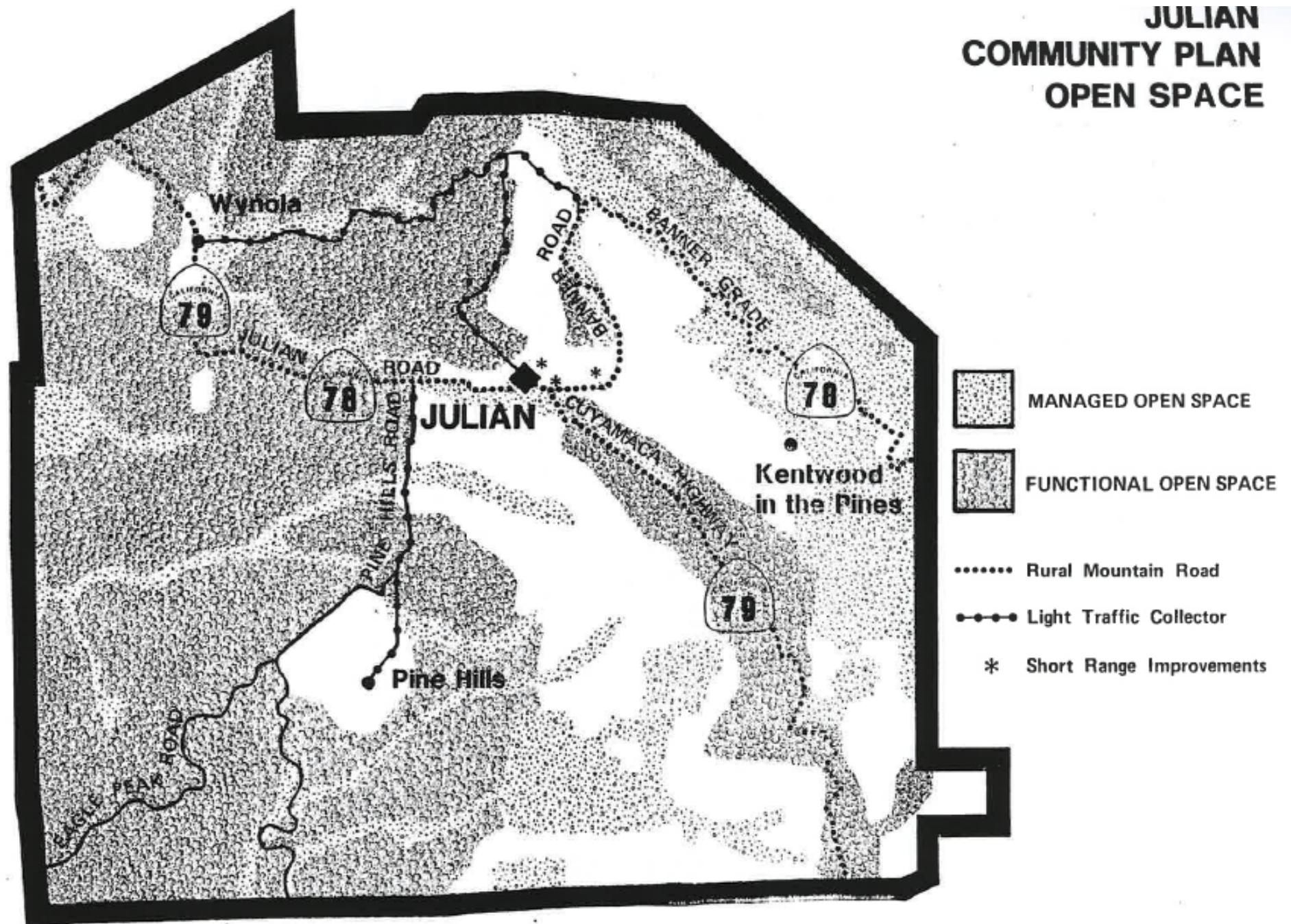
Managed Open Space — Natural flora and fauna with unique or representative vegetative and wildlife features and recreational areas are included in this category. The following areas are designated as managed open space:

1. Cleveland National Forest lands
2. Bureau of Land Management lands
3. County Parks
4. State Parks

Functional Open Space — Agricultural lands, scenic corridors, and areas of steep terrain are included in this category. The following areas are designated as functional open space:

1. Agricultural lands which includes, grazing, orchards, vineyards, and other crops.
2. Areas of steep terrain in excess of 25% slope.
3. Land within the Williamson's Act, including grazing, orchards, vineyards, and other crops.

Figure 5: Julian Community Plan Open Space Map



This page intentionally left blank

OPEN SPACE GOAL

ENCOURAGE THE PRESERVATION AND CAREFUL MANAGEMENT OF OPEN SPACE AS WELL AS ENCOURAGE AGRICULTURE PROPERTY TO REMAIN IN THE WILLIAMSON ACT FINDINGS

Over 90% of the planning area is undeveloped. Some of this land is in agricultural preserves. Much of the undeveloped land is over 25% slope. Certain open space lands are in public ownership. These include:

- a. U.S. Forest Service
- b. Bureau of Land Management
- c. San Diego County
- d. Special Districts
- e. State Parks

Some open space areas have been developed for recreational purposes and include:

- a. William Heise County Park
- b. The small picnic park at the Julian Museum
- c. The half-mile nature trail in Inaja Memorial Park.
- d. Minimal improvements at the Community Service District property.
- e. Jess Martin Park.
- f. Several non profit, church and private camps

Open space is the primary factor contributing to Julian's rural character. Neighborhoods are well defined by large expanses of intervening unimproved areas of exceptional scenic beauty. Pressures to develop these resources or the locations where they exist are not as great in Julian as in other more accessible areas of the County.

Demand is rising, however, and local open space is of sufficient high quality in the Julian area that protection is warranted. In preparing the Julian Community Plan Open Space section, environmental factors were rated for their appropriateness as open space and integrated to produce a composite Open Space Suitability Map. These factors were rated for areas of high, medium, and low suitability for open space protection.

POLICIES AND RECOMMENDATIONS

1. A variety of open space facilities should be protected to serve the needs of the Julian Community. (GEN)
2. Cooperation between all levels of government and private organization should be encouraged in the areas of management, conservation, and protection of open space resources. (GEN)
3. Provisions should be made to ensure citizen input from all elements of the community into the development, design, and evaluation of recreation and open space facilities. (DPLU, DPR)
4. Land to be used for agricultural purposes, including grazing, should remain as functional open space. (GEN)

PUBLIC SAFETY, FACILITIES AND SERVICES

INTENT

The Julian Public Safety section is intended to reduce loss of life, injuries, damage to property and economic or social dislocations resulting from fire, flooding, geologic occurrences, and crime.

FIRE PREVENTION AND PROTECTION GOAL

PROVIDE THE FACILITIES AND LEVEL OF SERVICE NECESSARY TO PROTECT THE RESIDENTS OF THE PLAN AREA.

FINDINGS

The Julian community is within one of the highest fire danger areas in San Diego County. The community is surrounded by large parcels of public owned land. During the last several decades prescribed burning, mechanical or chemical fuel modification and grazing have not been allowed on many public lands. This has contributed to dense brush growth, severe dry underbrush and very flammable vegetation. The vast vegetation, steepness of slopes and the Santa Ana winds cause a very rapid rate of fire spread.

Water is a primary fire fighting tool and is in short supply in the Julian Community Planning area. Any form of water storage is desirable.

Some conflict between ideal fire-safety standards and preservation of historical sites in the Julian Rural Village may arise. Historical setbacks, alley widths, and building materials in particular may cause problems.

Recommendations for fire safety fall in four categories: education and prevention, equipment, circulation, and land use regulation.

POLICIES AND RECOMMENDATIONS:

(Education and Prevention)

1. Degree of fire hazard and precautionary measures should be well publicized throughout the planning area, with special attention to visitors. (GEN)
2. Controlled burning and (or) chemical or mechanical brush thinning should be used on both public and private property to reduce fire hazard. (GEN)
3. Encourage the education of local, private and public property owners as to the values of brush clearance, shaded fuel breaks and compliance with County and State code is needed.
4. Camp operators shall be encouraged to identify the location of safety areas, describe emergency escape routes, and supervise fire drills.
5. Grazing of public and private lands is encouraged.

(Equipment)

6. All forms of water storage should be encouraged, including:
Agricultural ponds;
Recreation ponds at public parks;
Readily available water for fire fighting in subdivisions and public parks; and
Exploration of mandatory reserves in tanks for neighborhood water distribution. (PP)
7. All connections provided for firefighting use in proposed discretionary permit applications should provide for standardized hardware. (PP)
8. Coordination of all local firefighting equipment and personnel should be encouraged. (GEN)

(Circulation)

9. To promote access to hazardous areas, emergency easements should be negotiated at appropriate intervals.
10. All road names and house numbers should be posted clearly to aid identification in emergency situations. (GEN)
11. Trails should be laid out with some regard to fire safety and all trails should be cleared. Similarly, regular stopping points on trails should be cleared and maintained. (GEN, DPR, DPW)
12. At least two access routes should be provided to new subdivisions, one of which may be for emergency use only. (PP)

(Land Use Regulation)

13. All hazardous areas should be identified, including the propane storage yard, individual propane tanks, gas stations, and likely locations for outdoor operation of stationary machinery. These areas should be properly cleared and equipped with fire extinguishers. (GEN)
14. Fire prevention officials should continue to make recommendations regarding lot splits and subdivisions. (PP)
15. Shaded fuel breaks and other forms of vegetation management should be encouraged to reduce fire hazard on both private and public lands. (PP)

FLOOD SAFETY GOAL

MINIMIZE FLOODING HAZARDS THROUGH CAREFUL PLANNING AND CONSTRUCTION

FINDINGS

Because the terrain in Julian is so rugged, flooding is an unlikely threat. Floodplains have been identified along major creek beds but are generally less than 300 foot wide bottoms of steep canyons.

Many small, earthen dams exist in the planning area. They are generally located so that a rupture in the dike would allow water to disperse before any damage could be done.

In researching potentially hazardous dams throughout San Diego County, the Office of Emergency Services identified no such structures in the Julian area.

Small dams have beneficial effects on wildlife and groundwater.

GEOLOGICAL HAZARDS SAFETY GOAL

MINIMIZE GEOLOGICAL HAZARDS THROUGH CAREFUL PLANNING AND CONSTRUCTION.

FINDINGS

Landslides, erosion, and earthquakes constitute the primary geologic hazards. Most of the planning area is sited on stable bedrock, primarily granitic rock, and is resistant to landsliding. Topsoil erosion potential is high, however.

The Elsinore Fault runs through Banner Canyon, about three miles from the Rural Village.

An earthquake having a magnitude of 7.6 on the Richter scale is estimated to occur somewhere along the Elsinore Fault system at an average of 60 years.

A seismic event of this magnitude can cause considerable damage to certain types of buildings in the Julian community. Large structures and inherently unstable soils which compound seismic hazard are uncommon in Julian, and the vast majority of existing buildings are of wood frame construction flexible enough to withstand severe groundshaking. However, some of the historic buildings may suffer major structural damage.

In accordance with the Alquist-Priolo Earthquake Fault Zoning Act, the County Safety Element requires geologic investigations for all discretionary and ministerial permit applications which propose structures for human occupancy within the County-designated Elsinore Fault-Special Study Zone. Boundaries of the County-designated Elsinore Fault-Special Study Zone shall be coincident with the State Division of Mines and Geology Elsinore Fault-Special Study Zone upon delineation by the State.

CRIME SAFETY GOAL

ENCOURAGE CRIME REDUCTION THROUGH PERSONAL SAFETY MEASURES

FINDINGS

Crime rates in Julian are relatively low.

POLICIES AND RECOMMENDATIONS

1. Encourage the installation of anti-intrusion hardware. (PP)
2. Discourage dawn to dusk or similar exterior illumination in the CPA. (PP)

MOBILITY

GENERAL GOAL

DEVELOP A CONVENIENT, SAFE, AND EFFICIENT CIRCULATION SYSTEM FOR A VARIETY OF TRANSPORTATION NEEDS IN THE JULIAN AREA, WHILE MAINTAINING THE RURAL, HISTORIC AND NATURAL CHARACTER OF THE AREA.

INTENT

The Mobility section identifies and analyzes circulation needs in the Julian community and contains policies and recommendations to meet those needs. The Julian Community Plan Mobility section was drafted after careful consideration of the General Plan Mobility Element and responds to needs and policies identified in the Countywide document. The Julian Mobility Element road network is provided in the County General Plan Mobility Element Network Appendix as Figure M-A-9.

ROADS GOAL

ENCOURAGE A SMOOTH FLOW OF TRAFFIC THROUGHOUT THE PLAN AREA.

FINDINGS

The Julian CPA is served by a road network consisting of two-lane State Routes and local County roads. All the area's centers of population have access to this network.

The area lends itself to private motor vehicle transportation because of its remoteness and low population density.

Turnouts are necessary in order to ensure a safe and smooth flow of traffic.

Excluding local traffic, 90% of through trips are regional trips, of which 60% are for recreational purposes.

Planned roads on the present County Mobility Element for the Julian Area are in balance with the planned land uses in Julian as designated on the Land Use Map.

There are two primary routes linking metropolitan San Diego with the planning area: State Route 78/79 from the west (78 from the west and 79 from the north merge in Santa Ysabel) and State Route 79 from Interstate 8, via Cuyamaca, from the south. Additionally, State Route 78 provides access to Julian, via Banner Canyon, from the Anza Borrego desert to the east.

Principle County roads in Julian are Wynola Road, Pine Hills Road, Frisius Road, Farmer Road, Manzanita Road, Harrison Park Road, and Whispering Pines Road. Smaller paved collector streets serve residential neighborhoods, as do unpaved public and private roads.

Snow removal service is provided on State Routes and County maintained roads. Curbs and gutters are neither necessary nor desired by residents.

On State Route 78, at Main and Washington, the greater traffic counts are a result of locally generated traffic. At the present time, State Routes 78 and 79 are operating at well below capacity. Accident rates, as shown below, are below the State-wide average.

Accident Data – 1986

	<u>Total</u>	<u>Fatal</u>	<u>Injury</u>
State Route 78 – Number of Accidents	47	0	3
State Route 79 – Number of Accidents	6	0	3

Accident Rates

State Route 78: 1.94 Accidents Per Million Vehicle Miles.

State Route 79: 1.62 Accidents Per Million Vehicle Miles.

State-Wide Average: 3.27 Accidents Per Million Vehicle Miles.

SOURCE: CALTRANS

Traffic in the CPA is generated primarily from nearby metropolitan areas, as current traffic data illustrates.

The County Mobility Element identifies a system of two-lane Light Collector roads through the planning area. Although designated as two-lane roads, the Mobility Element reserves sufficient right-of-way for State Highways to construct as four-lane roads or to construct turnout and passing lanes. The Julian Mobility section forecasts reasonable local and regional demand through the life of this plan and a few years beyond. Short and long range recommendations are based upon these projections.

Short Range Issues—Secondary access is a major concern in populated areas, such as subdivisions and regional parks. Under emergency conditions, evacuations of residents and access by emergency vehicles are restricted where only one road exists. This situation is particularly serious for the residents living off Harrison Park Road and in Julian Pines.

Traffic on steeper portions of the state highways through Julian is congested because of slow moving vehicles. Desirability of additional turnouts has been identified in the policies and recommendations.

Due to topography and road alignment, several potential view sites have been identified. On a clear evening, lights from metropolitan San Diego are visible from above the Pine Crest Campground. Banner Grande provides several views of changing vegetation, geologic phenomena, historic sites, and distant view sites.

Direct residential access is provided to state roads through the Julian Planning Area with many driveways adjoining these routes. As traffic increases on these highways, vehicles transitioning to and from a growing number of access points will add to the traffic hazards, congestion, and accidents.

POLICIES AND RECOMMENDATIONS:

1. Encourage additional turnouts of sufficient length with well marked signage and left turn pockets only where warranted for safety on major roadways.
2. Where possible, within existing right-of-ways with minimal environmental disturbance, unpaved bicycle/pedestrian pathways, where feasible, on rural mountain roads and light collectors should be considered.
3. Street lighting shall be restricted to major road junctions and only for safety reasons.

4. Minimize urban improvements, such as vertical berms, curbs, gutters, and sidewalks, to preserve the rural atmosphere of the community.
5. Encourage the retention of public transportation between the Julian Area and the major population centers (Ramona, Escondido, San Diego, and Borrego Springs).
6. Turning lanes are recommended at the following locations:
 - a) Left turn lane from Highway 78/79 onto Wynola Road.
 - b) Left turn lane from Highway 79 onto Harrison Park Road.
7. Encourage the paving of Lakeview Drive from Manzanita Drive to Royal Road.
8. Outdoor flood lights on or near highways and roads should be shielded or directed so they are not hazardous to drivers at night.
9. Traffic circulation problems in the Julian area should be worked on jointly by the California Department of Transportation, County Planning Agencies, and the Julian Community Planning Group.
10. Any land division along State Highway 78 or 79, which would create two or more lots of four acres or less, should provide common access to the highways or otherwise satisfy the engineering and safety requirements of Caltrans and the County.
11. Design parking that discourages cars from backing out onto a highway.
12. Blend roads into the natural terrain and minimize urban improvements, such as vertical berms, curbs, gutters, streetlights, and sidewalks, to preserve the rural atmosphere of the community consistent with the Julian Right of Way Standards. Roads should follow natural contours, avoid grid pattern streets, and minimize cuts and fills and the disturbance of rock outcroppings and trees, wherever possible.
13. Identified road or safety issues shall be resolved in a timely manner. New traffic concerns shall be addressed and resolved as soon as possible.

TRAILS GOAL

ALL PATHWAYS AND TRAILS SHALL PRESERVE THE SCENIC BEAUTY OF OUR ROADSIDES, NEIGHBORHOODS, AND NATURAL ENVIRONMENT.

FINDINGS

1. The creation of pathways would cause damage to the scenic beauty due to the removal of hundreds of trees and cutting back the embankments along the roadways in the Julian Planning Area.
2. Staging areas would cause traffic congestion. These sites would require large amounts of land to accommodate equestrian trailer rigs. Our concerns are the noise, dust, trash, and lack of public restroom facilities created by such an area.
3. As there are thousands of acres of public land surrounding the Julian Planning Area, any new trails shall be located on these public lands. This would provide a safe and scenic riding and hiking experience.

POLICIES AND RECOMMENDATIONS

1. When a new trail or pathway is proposed, the Julian trails subcommittee will go to the site to determine the feasibility of putting a trail or pathway in that location and then make a recommendation to the Julian Community Planning Group (JCPG).
2. The county will take no extractions to obtain land for trails or pathways.
3. When a pathway is proposed along a roadside, the JCPG will poll the abutting property owners to determine whether to support or oppose the pathway. Polling results will be in writing and be made public (public input also requested).
4. When feasible and determined to be safe, a pathway width less than 10 feet may be considered.
5. There will be no pathways connecting the Cuyamaca area with the Volcan Mountain area.
6. There will be no staging areas in the Julian Community Planning Area unless approved by the JCPG.
7. The JCPG can recommend the temporary or permanent closure of any trail or pathway that proves to be a nuisance (such as dust, noise, trash, use by motorized vehicles, etc.).

SCENIC HIGHWAYS

DUE TO ZONING REGULATIONS AND RESTRICTIONS THERE IS NO NEED TO FURTHER IMPLEMENT DESIGNATED SCENIC HIGHWAYS IN THE JULIAN PLANNING AREA.

COMMUNITY DEVELOPMENT

AGRICULTURE GOAL

PROMOTE LONG-TERM AGRICULTURE IN THE JULIAN AREA.

POLICIES AND RECOMMENDATIONS

1. Encourage agriculture, particularly, orchards, vineyards, and livestock grazing, to provide and conserve open space. (GEN, AWM)
2. The combination of agriculture with other activities shall be allowed to provide an economic advantage to agriculture in competing with the forces of urbanization. (GEN)
3. Leapfrog development shall be discouraged in order to preserve agricultural resources. (GEN)
4. Encourage the use of reclaimed water for irrigation. (PP)
5. Discourage nuisance-prone heavy agriculture, such as large scale commercial productions of poultry and swine. (P)

RESIDENTIAL DEVELOPMENT GOAL

ACCOMMODATE RESIDENTIAL DEVELOPMENT THAT WILL ENHANCE THE RURAL ATMOSPHERE AND QUALITY OF LIFE THAT IS SOUGHT BY THOSE WHO CHOOSE THE JULIAN AREA FOR THEIR PLACE OF RESIDENCE.

POLICIES AND RECOMMENDATIONS:

1. Innovative land planning in Julian is essential to preserve the natural open space (areas of visual impact, meadows, hillsides, forested areas, rock outcroppings, etc.). (P,PP)
2. Extensive or severe grading shall be prevented by tailoring development to the character of the natural terrain. (PP)
3. Encourage a variety of housing types, while maintaining and promoting a rural residential atmosphere. (PP, ARB)
4. Encourage street planting of native vegetation, landscaping of private property, and the placing of utilities underground in residential areas. (PP, ARB)
5. Groundwater concerns shall be a limiting factor to the approved density of residential projects and property divisions.
6. Encourage the use of solar photo voltaic electric generators and solar heated water systems in all new residential developments.
7. Encourage external lighting to be directed downward.
8. Discourage all-night exterior lighting.

COMMERCIAL DEVELOPMENT GOAL

COMMERCIAL DEVELOPMENT AND ACTIVITY SHALL BE COMPATIBLE WITH THE RURAL AND HISTORICAL ENVIRONMENT AND SHALL PROTECT THE QUALITY OF RESIDENTIAL LIVING.

POLICIES AND ECOMMENDATIONS:

1. Commercial development shall locate in established commercially zoned areas without extending that area.
2. New commercial building within the commercially designated areas shall be required to provide adequate restroom facilities for customers.
3. Any new or changed use that would significantly increase the parking requirement should not be permitted until the parking requirement is met.
4. Work with the County of San Diego to establish a mitigation bank for those businesses that cannot meet the onsite parking requirement.
5. Prohibit commercial development and activities that generate excessive noise.
6. Encourage controlled access to commercial uses to reduce traffic congestion, i.e. delivery parking.
7. Encourage the creation of a bus parking area that could also accommodate additional tourist vehicles.
8. All future commercial development located outside the jurisdiction of the Julian Architectural Review Board (ARB) shall compliment not only the site to be developed, but also the surrounding areas and existing development. Appropriate landscaping off street parking and other design criteria and standards shall be used to further this goal.
9. Encourage all commercial signs located outside the jurisdiction of the Julian ARB to be limited in size, lighting, and character, and to blend into the rural atmosphere.
10. Encourage locally owned and operated businesses.
11. Discourage retail franchise-style business, such as auto parts, fast food, convenience, big box home furnishings etc.
12. Discourage the construction of sidewalks, curbs, and gutters, except as defined by the Julian Community Right of Way Standards.
13. Prohibit off-site real estate signs.

LAND USE

LAND USE GOAL

LAND USE WITHIN THE JULIAN COMMUNITY PLAN SHALL RETAIN AND IMPROVE THE HISTORIC AND RURAL CHARACTER OF THE COMMUNITY.

FINDINGS

The Land Use Map for Julian designates land uses which represent locations for residential, commercial, agricultural and industrial use. Land use designations in the Julian Community Plan provide a low density development plan that reinforces the primary goal of retaining the historic and rural character of the community.

RESIDENTIAL LAND USE within the Julian Planning Area is characterized by localized concentrations of homes into identifiable subdivisions, with scattered residential development between each subdivision. Within the subdivisions, a large number of potential building sites have been created, but the actual number of full-time residences is significantly smaller. SANDAG housing estimates indicate that Julian has 1,710 total housing units, approximately 27% of which are not permanently occupied, but are used as second homes².

COMMERCIAL LAND USE within the Julian Planning Area is located primarily in two areas, Wynola and the Historic District. There are also scattered commercial uses located throughout the planning area. Commercial use within the planning area is oriented toward providing convenience services, but relies more heavily on tourism as a major source of income.

AGRICULTURAL LAND USE zoning covers most of the Julian Community Planning Area. A large portion of the planning area is held in agricultural preserves. The major use within the agricultural preserves is cattle grazing. Other agricultural pursuits include horse breeding, tree crops, and wine making.

RECREATION is a major land use within the Julian community. There are more than a dozen recreational parks and camps of a public, quasi-public and private nature within the planning area. Total aggregate area in parks and campgrounds is estimated to be 1,300 acres.

POLICIES AND RECOMMENDATIONS

1. All development and (or) remodeling in the community shall preserve the rural qualities of the area, minimize traffic congestion, and not adversely affect the natural environment. (PP, DPW)
2. Extensive, unsightly, or severe grading for development, both private and public, shall be prohibited. (PP, DPW)
3. All large development projects must prove groundwater adequacy and availability, and shall not adversely impact the groundwater supply. (PP)

² SANDAG Profile Warehouse — <http://profilewarehouse.sandag.org/profiles/est/cocpa1922est.pdf>, August 2010

4. Large lot sizes are necessary in the agriculturally-zoned lands to maintain rural character, protect steep slopes, and preserve and protect open space and agriculture, where economically feasible. (PP)
5. All new commercial development shall provide undergrounding of utilities, where economically feasible and possible, landscaping, and off-street parking to assure visually attractive development. (PP, ARB)^{*2} SANDAG (2008)
6. Exempt new development in the Julian Area from installing improvements that detract from the rural and historic character of the community. Such detracting improvements include street lights, traffic signals, curbs, gutters, and sidewalks. (PP, ARB)
7. Mixed rural land uses, such as commercial uses, cottage industries, residences, agriculture, sale of farm-related products (not necessarily home-grown), shall be allowed. (PP)
8. Site planning, as much as possible, should preserve the rural qualities of the area and minimize traffic congestion. (PP)
9. All new building design and plans in the commercially zoned area of Wynola shall be reviewed by the Julian Community Planning Group for visual impact and other environmental concerns. (PP)

HOUSING

ENSURE THAT ADEQUATE, AFFORDABLE SHELTER IS PROVIDED FOR ALL RESIDENTS OF THE JULIAN PLAN AREA IN A WAY THAT IS CONSISTENT WITH ITS RURAL CHARACTER.

INTENT

The Julian Housing section inventories existing housing supply, analyzes population characteristics and demand, and identifies special housing needs.

The Julian Housing section amplifies the County General Plan Housing Element by providing information on a local scale. It emphasizes aspects of the County-wide Housing Element most relevant to Julian.

FINDINGS

In general, Julian has no critical housing needs. It is expected that the private sector will continue to meet the demand in the future.

Specific data regarding housing and demography are unavailable for the Julian CPA itself due to the configuration of census tract boundaries.

Currently there are about 1,710 dwelling units in the CPA, over 97% of which are single-family homes. Many units are old.

Approximately 27% of the dwelling units in the CPA are used as vacation homes.

Julian lies in the southeast corner of Census Tract 209.01 and comprises about one-eighth of the area and over one-half the population of this tract. It is believed by County statisticians that the Julian CPA is representative of findings in Census Tract 209.01.

Accommodating Future Demand

SANDAG forecasts a 2030 population of 3,446³. This represents a 14% increase in the current permanent population. The General Plan Land Use Map would accommodate approximately 600 additional housing units in the Julian Planning Area, which would house nearly 1,600 people. Therefore, there is more than sufficient capacity in the Julian CPA to accommodate the SANDAG forecast population for 2030. A wide range of housing choices remain available through the Julian CPA.

POLICIES AND RECOMMENDATIONS

1. The rural character of the community should be retained, while providing adequate housing.
2. Rehabilitation of the existing older housing stock is desirable.
3. It is desirable that smaller, less expensive units be available within the Planning Area.

³ SANDAG 2030 Population Forecast — <http://profilewarehouse.sandag.org/profiles/fcst/cocpa1922fcst.pdf>, February 2010

PUBLIC FACILITIES

INTENT

The Public Services and Utilities section was prepared to ensure proper coordination between population growth and service delivery.

Julian is a rural community which neither expects nor receives an urban level of services. With SANDAG forecasted 14 percent population growth in the area, the community will not have a large enough population to warrant greatly improved services. This section addresses the following types of public services and utilities (See Figure 6 on page 37).

- Schools
- Parks
- Sheriff Protection
- Fire Protection
- Health Care Facilities
- Library
- Water
- Liquid Waste Disposal
- Solid Waste Disposal
- Power
- Telephone
- Public Restrooms

SCHOOLS GOAL

ENCOURAGE THE PROVISION OF THE EDUCATIONAL AND RECREATIONAL FACILITIES NEEDED IN THE PLAN AREA.

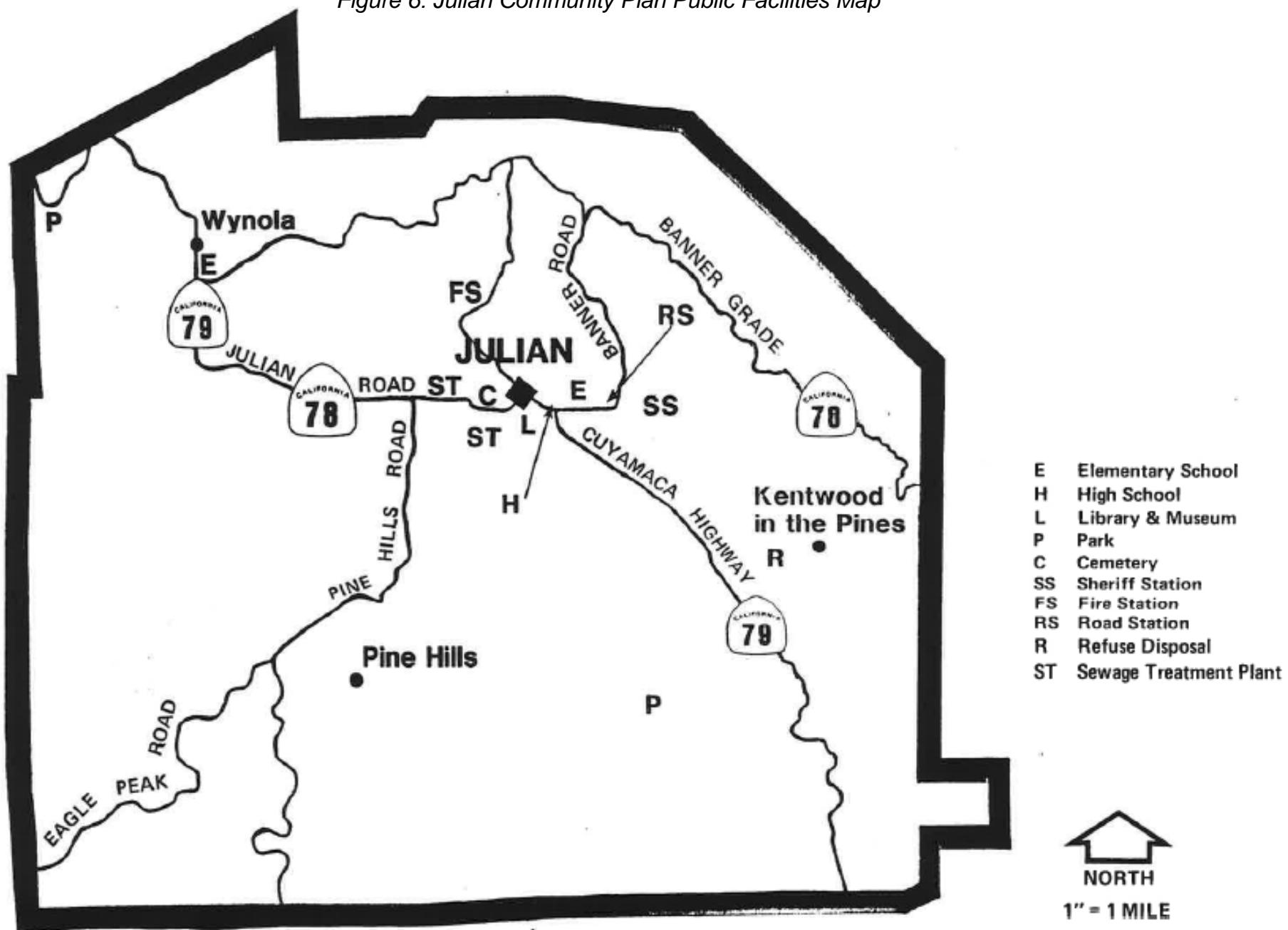
FINDINGS

School enrollment in the Julian area has been remarkably stable in recent years. It should be noted that a doubling in local population will not necessarily double the number of school age children in the planning area. This is due to the large percentage of older and retired people who are moving to the community.

Three schools serve the Julian Community, and it is expected that these will be sufficient to meet the local population for the life of the plan. The two largest schools, Julian Union Elementary School and Julian Union High School are located next to each other just east of the Rural Village. Both schools serve areas significantly larger than the planning area and both are operating below planned capacities. Enrollment projections for each district indicate that there will be more school children in each district than the current capacities can accommodate. The third school in the Julian Planning Area is Spencer Valley Elementary School.

In the past, the local schools have served as community centers. School yards are unlocked and buildings are available for community recreation and meetings with the consent of the school districts.

Figure 6: Julian Community Plan Public Facilities Map



POLICIES AND RECOMMENDATIONS

Use of school sites as community centers is encouraged to continue in the future.
(GEN)

PARKS GOAL

SUPPORT RECREATIONAL OPPORTUNITIES TO MEET COMMUNITY NEEDS FOR A BALANCED SYSTEM OF RECREATION FACILITIES AND SERVICES.

FINDINGS:

William Heise County Park, almost 1,000 acres of mountainous terrain, provides a wilderness experience to residents of the entire region. Major facilities planned for the Park will be confined to the vicinity of existing facilities and Frisius Road. Plans for the park include additional overnight capacity, educational/nature interpretive facilities, and trail improvements.

Other regional facilities are the small County Picnic area located adjacent to the Julian Museum and the Inaja day use picnic area located on U.S. Forest Service property in the Northwest corner of the Julian Planning Area. There does not appear to be a need to expand these facilities.

Jess Martin Park, located south of the Rural Village, is the only County operated park located in the Julian Community Planning area. The community park contains ball fields, a skateboard facility, and picnic facilities. The Master Plan envisions basketball courts, walking/jogging path, and additional family recreation areas. The Park is owned by the County and maintenance is provided by the County through a parcel assessment collected from property owners in the Planning Area.

In the vicinity of the Rural Village, recreational facilities including a football field, baseball diamonds, tennis courts, and basketball court are available to the public on the grounds of the Julian Union Elementary School (at the discretion of the School Board), and the Julian Union High School District. With the approval of the Julian Community Service District, property located behind the Frank Lane Memorial Arch on Farmers Road is open for public events.

Based on the County General Plan goal (Goal COS-21 in the Conservation and Open Space Element) standard of 15 acres per 1,000 in population, Julian does not provide the recommended 42 acres of community park land for the recreational activities of the community. However, within the Julian Planning Area are located National Forest, Bureau of Land Management land, State Park property and County Parks. Therefore, there is no need to allocate Park Lands Dedication Ordinance funds for the purchase of park land. There is a desire for well-developed community recreational facilities.

Quasi-public and private organizations maintain camping and other recreational facilities within the planning area.

POLICIES AND RECOMMENDATIONS

1. Planned improvements for Heise Park should be implemented in a manner that reduces impacts to surrounding properties. Wherever feasible, new facilities should be planned to be a minimum of 100 feet from adjacent property lines and should be designed so that bright shiny surfaces and lights are shielded from adjacent properties. (PP)

2. Private development near Heise Park should be implemented in a manner that reduces impacts to the park. Wherever feasible, new improvements should be planned to be a minimum of 100 feet from park property lines and should be designed such that bright or shiny surfaces and lights are shielded from Park property. Owners of private property adjacent to Heise Park are allowed to fence their boundaries. (PP)
3. Park Land Dedication Fund money shall be used on facilities appropriate for the use of local residents. (DPR)
4. In recreational vehicle campgrounds operated for profit and in which the users of such campgrounds purchase rights, such as memberships, timeshare estate, or timeshare use, it is necessary to ensure that community resources and facilities are not overloaded to an unacceptable degree. Therefore, the following guidelines shall apply to applications for establishing or expanding such membership recreational vehicle campgrounds within the Julian Community Plan area.
 - A. Any application for a Major Use Permit for a Recreational Vehicle (RV) campground shall be reviewed initially with respect to the stated goals of the Julian Community Plan. (PP)
 - B. Any application for a Major Use Permit for an RV campground shall consider the cumulative impact on the Community's resources and facilities of:
 - 1) The campground itself;
 - 2) The community's permanent population; and
 - 3) The large number of daytime visitors who do not stay overnight;
 - C. The maximum number of all camping spaces, including overflow permitted in any RV campground, shall not exceed: (PP)
 - 1) 5 spaces per acre in areas zoned for a minimum lot size of less than 4 acres;
 - 2) 2.5 spaces per acre in areas zoned for a minimum lot size of 4 acres;
 - 3) 1.25 spaces per acre in areas zoned for a minimum lot size of 8 acres or greater.
 - D. The maximum number of camping spaces per RV campground and the density of camping spaces within an RV campground may be further limited by identified environmental or social impacts, or conflicts with the goals and objectives of the Julian Community plan. (PP)
 - E. The aggregate number of camping spaces permitted within the Julian Planning Area shall be no more than 25% of the total permanent population of the area, with a maximum in the order of magnitude of 750 sites. (PP)
 - F. For the purposes of this policy, camping space means any site or area, located within an campground, with (wet) or without (dry) hookups (electricity, sewer, and water) or with any one or more such hookups, upon which a recreational vehicle, and/or tent, and occupants may be located. A recreational vehicle and /or tent, located in an overflow area, shall be counted as occupying a camping space. (PP)

- G. The RV campground plan shall be designed to minimize visual and noise impacts on surrounding properties. (PP)
- 5. The following guidelines shall apply to public, quasi-public and private camps and campgrounds open to the public. (PP)
 - A. The plans for any new campground or expanded campground shall be reviewed initially with respect to the stated goals of the Julian Community Plan. (PP)
 - B. Any campground plan shall consider the cumulative impact on the community's resources and facilities of (PP)
 - a) The campground itself;
 - b) The community's permanent population; and
 - c) The large number of daytime visitors who do not stay overnight.
 - C. The maximum number of all camping spaces, including overflow, permitted in any campground shall not exceed: (PP)
 - a) 5 spaces per acre in areas zoned for a minimum lot size of less than 4 acres;
 - b) 2.5 spaces per acre in areas zoned for a minimum lot size of 4 acres;
 - c) 1.25 spaces per acre in areas zoned for a minimum lot size of 8 acres or greater.
 - D. The maximum number of camping spaces per campground and the density of camping spaces within a campground may be further limited by identified environmental or social impacts, or conflicts with the goals and objectives of the Julian Community Plan. (PP)
 - E. For the purposes of this policy, camping space means any site or area, located within a campground, with (wet) or without (dry) hookups (electricity, sewer, and water) or with any one or more such hookups, upon which a recreational vehicle, and/or tent, and occupants may be located.
 - F. A recreational vehicle and/or tent, located in an overflow area, shall be counted as occupying a camping space. (PP)
 - G. The campground plan shall be designed to minimize visual and noise impacts on surrounding properties (PP)
- 6. School grounds should remain available for local recreational and community needs. (GEN, PP)

SHERIFF PROTECTION GOAL

ENCOURAGE THE PROVISION OF SHERIFF PROTECTION REQUIRED TO MEET THE NEEDS OF THE PLAN AREA.

FINDINGS

The County Sheriff provides police protection in the Julian Community Planning Area. Using a typical average of one officer per 1,000 in population, the five deputy sheriffs in Julian's sheriff station are adequate.

POLICIES AND RECOMMENDATIONS

1. Because seasonal influxes of tourists in Julian are due at least in part to the presence of regional recreational facilities, the County of San Diego should provide any necessary additional deputies needed during peak tourist months. (GEN)
2. Law enforcement agencies should coordinate their efforts, where feasible, by means, such as joint use of the Julian Sheriff Station. (GEN)

FIRE PROTECTION GOAL

PROVIDE FIRE PROTECTION IN A TIMELY MANNER TO MEET THE COMMUNITY'S NEEDS.

FINDINGS

The Julian Community Plan Area is a region of extremely high fire potential.

Structural fire protection is provided by the volunteer staffed Julian-Cuyamaca Fire Protection District.

Wildland fire protection during fire season is provided by the California Department of Forestry and Fire Protection and the U.S. Forest Service.

The Pine Hills Mutual Water Company has obtained a loan from the U.S. Department of Agriculture for \$1.5 million in system improvements that will include water filtration, reliable storage, and water line replacement with added fire hydrants.

POLICIES AND RECOMMENDATIONS

1. Vegetation clearance and management around structures and fuel breaks to protect subdivisions should be constructed and maintained. (PP)
2. Structures outside organized water service areas (districts, water companies, etc.) should have adequate onsite above groundwater storage for firefighting purposes, and these facilities should be equipped with fittings that permit easy connections to fire fighting apparatus. (PP)
3. Individual water service areas should be strongly encouraged to look into all possible sources of funding for upgrading the local service system. (GEN)
4. The concept of increasing volume by creating a water-delivery grid within the Rural Village should be pursued. An additional main, to increase volume should be installed in the Rural Village. (JCSD)
5. Harrison Park should install a water storage and delivery system. (GEN)
6. Storage and delivery systems in the Majestic Pines Water District are adequate. However, storage volume is sometimes critically low. Majestic Pines should ensure adequate water for fire protection is in storage, whenever possible. (GEN)

HEALTH CARE GOAL

PROVIDE HEALTH CARE SERVICES ADEQUATE TO MEET THE NEEDS OF THE PLAN AREA.

FINDINGS

Julian is located in Health Services Area 1115- Escondido and is part of the Northern San Diego County Hospital District. The District maintains two general, acute care hospitals, Palomar Hospital in Escondido and Pomerado in Poway. The total acute-bed capacity in the area is 430, although both hospitals are over one hour from Julian.

A satellite radiological service is located in Ramona.

In 2008, medical services supporting the community consisted of the following:

- Resident medical professionals, which includes family practitioners, dentists, chiropractor and physical therapists.
- Emergency medical services are provided by ambulances operated by the Julian-Cuyamaca Fire Protection District. Emergency Medical Technician (EMT) and Paramedic levels of service are also provided
- Life Flight and Astrea provide aeromedical services for the area.

POLICIES AND RECOMMENDATION

1. Encourage continued funding for the emergency medical services, due to the large proportion of emergency medical cases resulting from accidents on highways and the presence of a large number of tourists in the community. (GEN)

LIBRARY GOAL

PROVISION OF ADEQUATE SERVICES AND STORAGE OF HISTORICAL MEMORABILIA FOR THE AREA.

FINDINGS

The Julian County Library is located in the Rural Village near Julian High School. The Library is large enough to adequately serve the existing and projected population of the planning area. Historical Memorabilia is currently being housed by the Historical Society in the former Witch Creek School Building above the Museum.

WATER GOAL

PROVISION OF ADEQUATE WATER SERVICE FOR RESIDENTS AND VISITORS TO THE PLAN AREA.

FINDINGS

Julian area is served primarily by individual wells. There are; however, several agencies that represent all of the populated neighborhoods in the planning area, which includes the following:

- Julian Community Services District
- Majestic Pines Community Service District
- Pine Hills Mutual Water Company
- Richardson-Beardsley Mutual Water Company
- Wynola Water District
- Iron Springs Water Group

Although there is not an abundance of water available to the area, current needs of the population are met. As the Conservation and Open Space Element points out, dropping groundwater levels could pose a problem in the future.

POLICIES AND RECOMMENDATIONS

1. Water serving agencies are encouraged to monitor their community's water supply so that the available water supply will not be exceeded.
2. Encourage cooperation among water serving agencies to implement a joint water conservation program. The program should include measuring rates of consumption to aid in projecting future needs. The individual water agencies should take primary responsibility for carrying out the implementation programs of water management conservation within agency boundaries.
3. Encourage the Julian area water agencies to establish and maintain an organization whose purpose would be the exchange of information on operations, maintenance, techniques, management, emergencies, fire water storage, etc.(GEN)
4. Investigate enhanced recharge of ground water resource. (GEN)

WASTE DISPOSAL GOAL

PROVISION OF ADEQUATE SERVICES NECESSARY TO SATISFY THE NEEDS OF THE PLAN AREA.

FINDINGS

Most structures in the Julian Planning Area depend upon septic tanks for liquid waste disposal.

The Rural Village area is served by the Julian Sanitation District, which, in 2008, provided service for 188 EDU's and has the capacity to provide service to 260 EDUs. The present plant replaces the 1976 plant, which could not provide the level of service offered today.

Julian Pines is located between the Rural Village and the Julian Sanitation District but the area is not served by the District.

Solid waste collection and collection of recyclable materials is provided by a private hauler and serves the urbanized areas of the planning area. Weekly service is provided for both solid waste and recyclable materials for a fee. The County owns a bin transfer station that was operated by a contract operator for the collection of solid waste, brush and wood, and recyclable materials until 2008, when the contract was cancelled by the operator. It would be desirable to reinstate the bin collection site for persons who choose to haul their own solid waste, recyclables, and brush.

POLICIES AND RECOMMENDATIONS

Encourage the County to reinstate the operation of the bin transfer station.

ENERGY GOAL

PROVISION OF THESE SERVICES NEEDED FOR THE HEALTH, SAFETY, AND COMMERCE OF THE COMMUNITY.

FINDINGS

San Diego Gas and Electric Company has been meeting the needs of Julian residents effectively in the past and is expected to do so as the community grows. A natural gas distribution system is not expected, but onsite propane and butane storage tanks are common.

The Julian Community is concerned about the impacts of the proposal by San Diego Gas and Electric Company to shut off the power during prescribed criteria conditions. (JCPG)

POLICIES AND RECOMMENDATIONS

1. San Diego Gas and Electric Company should continue meeting the needs of the Julian community and coordinating its utility expansion with county planning agencies. (GEN)
2. San Diego Gas and Electric Company should work with the Julian community and resume planning for utility undergrounding in the remaining portions of the Julian Rural Village. (GEN)

TELEPHONE SERVICE GOAL

PROVISION AND EXPANSION OF SERVICES NECESSARY TO MEET THE NEEDS OF THE PLAN AREA.

FINDINGS

AT&T provides service to Julian.

POLICIES AND RECOMMENDATIONS

1. Continue to coordinate with telephone service providers to meet current and future needs of the Julian community. (GEN)
2. Wireless carrier services are also available in the CPA.

PUBLIC RESTROOMS GOAL

THE FEASIBILITY OF UPGRADING PUBLIC REST ROOM FACILITIES SHOULD BE INVESTIGATED.

FINDINGS

The increasing influx of tourists to the area puts an increasing strain on public restroom facilities.

POLICIES AND RECOMMENDATIONS

1. Coordinate with local organizations in the Julian community to investigate the means for upgrading, servicing, and maintaining additional public restroom facilities in Julian. (JCPG)

CHAPTER 3

JULIAN HISTORIC DISTRICT (JHD)

DESCRIPTION OF AREA

The Julian Historic District established in 1979 by the County of San Diego, is shown on Figure 7 on the next page. The 758- acre District consists of the Julian Rural Village and surrounding rural residential and agricultural land. Areas surrounding the Rural Village subdivision (Map 566, filed September 22, 1888) have been included in the District due to their functional or visual relationships to the historic core.

Land within the District is used for residences, retail stores, personal services, restaurants, business and professional offices, transient lodging, construction materials and services, and mixed various uses. The District also contains some 100 acres of land devoted to public or semi-public uses, which includes public schools, parks, museums, a town hall, a public library, club houses, and fire protection and police facilities.

PURPOSE OF THE DISTRICT

The purpose of the Julian Historic District (JHD) is to preserve what remains of Julian City, which was created in 1870, to provide goods, services, and housing for a population spawned by a gold rush, which resulted with the 1869 discovery of placer gold in nearby creeks precipitated the discovery and development in rapid succession early in 1870 of numerous gold mines.

Another purpose of the JHD is to ensure any and all development follows the historic architecture.

An early agricultural economy concurrently developed, but did not equal the mining boom in apparent importance. By 1906, the inevitable depletion of profitable ore had resulted in the decline of the mining industry. A matured agriculture and an emerging resort/tourism economy filled the economic void. This shift of emphasis, which began about 1906, aided by the availability of dependable automobiles and trucks, appears to have become a permanent economic adjustment.

There are buildings in the Historic District from the period beginning in 1870 and ending in about 1913. Some existing buildings have been so extensively altered as to conceal their historic character. A few such are included in the following list and other buildings and sites may be recognized as research continues.

Historic buildings and sites are grouped by the period of original construction. Buildings and sites are keyed by number to the Julian Historic Sites Map (Figure 5) included herein.

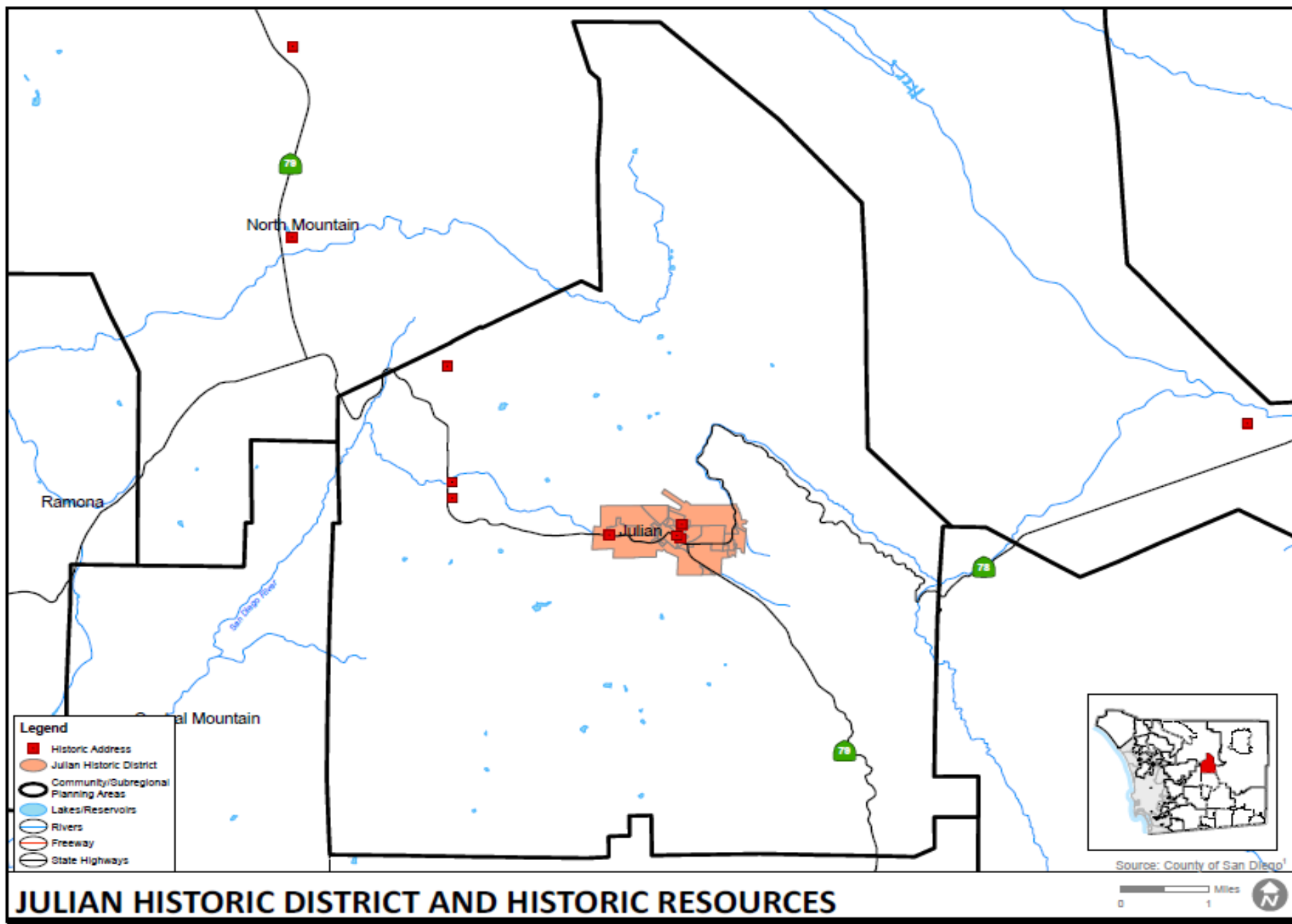


Figure 7

This page intentionally left blank

ORIGINAL USE

1870-1883

- (25) George Washington Mine
- (26) Eagle and High Peak Mines
- (2) Brewery/blacksmith shop
- (4) Taylor/Bailey residence
- (3) Haven of Rest Cemetery
- (10) Skycaffer saloon/butcher shop
- (12) Wilcox General Store

1884-1893

- (21) Julian Elementary School
- (1) Santa Ysabel School/Library
- (24) County Jail
- (11) DeLuca General Store
- (8) A. Levi & Co./ J. Marks Mercantile
- (9) Joseph Marks residence

1894-1903

- (6) Jacoby General Store
- (13) Robinson Hotel
- (14) A.P. Frary, Jr. residence (moved)
- (20) Baptist parsonage
- (23) Cuyamaca Union High School
- (22) Thomas Strick residence
- (15) Daley residence/rental (moved)
- (16) Unidentified residence (moved)
- (18) F.L. Blanc residence
- (17) F.L. Blanc rental residence
- (19) F.L. Blanc rental residence
- (27) Clarence King residence
- (28) Unidentified residence (2nd Street)
- (29) F.L. Blanc warehouse

1904-1913

- (5) J.C. Silvers store/service station (moved)
- (7) Town Hall

Many more or less significant buildings dating from 1914 to 1937 are still in use and any of them and any of those listed above may be eligible for inclusion in the National Register of Historic Places. Most existing buildings, 1870-1937, significantly contribute to the image of an historic district.

At the establishment of the JHD, an informal understanding with then existing property owners was that the use of a direct property tax assessed for the express purpose of funding the District would never be exacted.

POLICIES AND RECOMMENDATIONS

1. Protect and enhance the historic character of designated buildings and landmarks fifty years old or older located within the district boundaries. (ARB)
2. Coordinate with the appropriate State and federal agencies to seek recognition of the Julian Historic District, the objective being to include the JHD or any of its individual features in registers of historic buildings, landmarks, sites, or districts. (ARB, DPLU)
3. Coordinate JHD planning and detailed design objectives with the County of San Diego Historic Sites Board. (ARB)
4. Mark designated historic buildings, landmarks and sites with identifying devices. (ARB, DPLU)
5. Encourage CALTRANS, County of San Diego Department of Public Works and Department of Planning and Land Use to follow JHD planning and detailed design objectives. (DPW, PP)
6. Enhance the historic character of the District by developing and applying architectural design standards to future development. Said standards and definitive design guidelines shall apply to new construction, alterations of existing structures, and for design details of site features, such as flat work, retaining walls, fences, exterior lighting, and landscaping. Guideline criteria shall be developed from appropriate examples known to have existed within the District during its 1870-1914 historic period. (ARB, DPLU)
7. Encourage the recommendation of the Julian Historic District to be listed on the National Register. (AP, PP)
8. Enhance the historic character of the district by developing and applying architectural design standards for any new construction alterations of existing structures and details of features, such as paving, retaining walls, fences, lighting, and landscaping, which standards shall be developed from examples known to have existed within the district during its 1870-1914 period. (ARB, PP)

POLICY CODE EXPLANATION

The responsibility for carrying out the policies of this community/subregional plan does not lie solely with the Department of Planning and Land Use (DPLU). The cooperation of private property owners, developers, decision-makers and numerous other entities both public and private is necessary to make these policies successful.

A code has been placed to the right of each policy in the plan text which identifies it with the County department or the sub-departmental section of the Department of Planning and Land Use which would be most likely to take the lead in carrying out the policy (see below). In addition, there is a category for those policies that are of general concern to all persons or groups that might be involved in development or plan implementation.

This approach can make detailed information regarding policies easier to locate and it can aid staff in charting the progress of the plan.

CODE

GEN	Policy of General Application
DPW	Department of Public Works
DPR	Department of Parks and Recreation
DHHS	Department of Health and Human Services
DPLU	Department of Planning and Land Use
AP	Advanced Planning Section
PP	Project Planning
B	Building Division
ARB	Julian Architectural Review Board
JCSD	Julian Community Services District
PHMWD	Pine Hills Mutual Water Company
JCPG	Julian Community Planning Group
LWD	Local Water District